EDDY, Robert E. Jr.

VA Form 26-6440a - JAN 1982
Section 1820, Title 38, U.S.C.

TENNESSEE

INFORMATION FOR TAX ASSESSOR	
TAX PARCEL NO. 162-3-195	PROPERTY ADDRESS 4983 Karen Ray Drive, Antioch TN 37013
SEND TAX NOTICES TO: Dept.of Veterans Affairs(264) 110 9th Avenue So., Nashville TN 37203	THIS INSTRUMENT PREPARED BY: Ronald H. Dooley, Attorney VA Regional Office, Nashville TN 37203

SPECIAL WARRANTY DEED

BOOK 9693 PG 278

THIS DEED, between the Secretary of Veterans Affairs, an Officer of the United States of America, whose address is U.S. Department of Veterans Affairs, Washington, D.C. 20420, hereinafter called Grantor, and **EUGENE L HALFACRE AND MICHAEL A HALFACRE**

whose address is

SAME

, hereinafter called Grantee(s).

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents does transfer and convey unto the said Grantee(s) and Grantee's heirs or successors and assigns, that certain property described as follows:

Located in Antioch County of Davidson, State of Tennessee, to-wit:

Described property located in the City of Antioch, Davidson County, Tennessee being Lot No. 26 on the Plan of Section Four, Apache Hills, of record in Book 4460, Page 60, Register's Office for said County. Said Lot No. 26 fronts 59.89 feet on the westerly margin of Karen Ray Drive and extends back 174.78 feet on the northerly line and 146.50 feet on the southerly line to a broken line in the rear, measuring 68.40 feet theron.

This conveyance is made subject to the following:

1. 1995 Metro Davidson Co. taxes.
2. Restrictions and easements as contained in Book 4564, page 724, Register's Office for Davidson County, Tennessee.
3. All matters shown of record in Book 4460, page 60, Register's Office for Davidson County, Tennessee.
4. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services for water and/or sewer distribution system of record in Book 5180, page 996 and Book 5181, page 15, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by deed from Joe M. Kirsch, Substitute Trustee, dated February 1, 1995, of record in Book 9594, Page 270, in the Register's Office of Davidson County, Tennessee.

MORTGAGEE: Department of Veterans Affairs

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it.

Grantor does further covenant and bind himself/herself and his/her successors, to warrant and forever defend the title to the said Grantee(s) and the heirs or successors and assigns of said Grantee(s), against the lawful claims of all persons claiming the same by, through, or under Grantor.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

IN WITNESS WHEREOF, Grantor, this 6th day of June, 19 95, has caused this instrument to be signed on Grantor's behalf by the undersigned employee, being thereunto duly appointed, qualified and acting pursuant to Title 38, United States Code, sections 212 and 1820 and Title 38, Code of Federal Regulations, sections 36.4342 and 36.4520, pursuant thereto, as amended, and who is authorized to execute this instrument.

JESSE BROWN

The Secretary of Veterans Affairs

*By _____ [SEAL]
WILLIAM F. LOW

Title Assistant Loan Guaranty Officer

Witness:

*_____

*_____

VETERANS AFFAIRS REGIONAL OFFICE
NASHVILLE, TN Phone (615) 736-5243

Authorization pursuant to a delegation of authority contained in VA Regulations (38 C.F.R. 36.4342d)

0067507

95 JUN -7 AM 8:28
FELIX ZANDER, REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

Before me personally appeared WILLIAM F. LOW, Assistant Loan Guaranty Officer,

to me known to be the person who executed the foregoing instrument in behalf of the Secretary of Veterans Affairs, who, being by me duly sworn, stated that he/she an employee of the Department of Veterans Affairs, a Department of the United States Government, and is duly authorized to execute this deed on behalf of said Secretary, and acknowledged that he/she voluntarily executed the same as the free act and deed of said Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and Official Seal on this 6th day of June A. D. 95

My commission expires 9/26/98

Loretta Marie Buchanan

LORETTA MARIE BUCHANAN

Notary Public

(Official title)

[OFFICERS HAVING SEAL MUST IMPRESS SEAL]

*Print, typewrite, or stamp name of the employee executing this instrument; also names of witnesses and officer taking acknowledgment immediately underneath such signatures.

Note.—If the entire consideration is paid, delete language from (1) to (1a).

STATE OF TENNESSEE, _____ COUNTY.

Register's Office, _____, 19__

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Book No. _____, Page _____; that they were received _____, 19__, at _____ o'clock __M., and entered in Note Book __, Page _____

STATE OF TENNESSEE, Davidson COUNTY

I or we hereby swear or affirm that the actual consideration for this transfer or value of property transferred, whichever is greater, is $ 66,600.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Eugene D. Halfacre

Affiant

Subscribed and sworn to before me this 7th day of June, 95

Morris W. Richardson

Notary Public or Register

MORRIS W. RICHARDSON
MY COMMISSION EXPIRES SEPT. 16, 1995

Special Warranty Deed

FROM

SECRETARY OF VETERANS AFFAIRS

TO

EUGENE L HALFACRE AND MICHAEL A HALFACRE

STATE OF TENNESSEE

DAVIDSON COUNTY

Register's Office

Received for record the _____ day of _____, A. D. 19__, at _____ o'clock __M. Noted in Note Book _____, page _____, and recorded in Book of Deeds _____, Vol. _____, page _____

Fee paid, $ _____

Witness my hand, _____, Register.

State tax ..... $ _____

Clerk's fee ..... $ _____

Total ..... $ _____

Paid _____ day of _____, 19__, _____, Clerk.

3403 06/07 01:01 BOOK 9693 PG 279

626259

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9693 PG 280

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 66600.00
CON TX 246.42
PRFEE 1.00
WDEED 8.00
TOTAL 255.42
CHECK 255.42

06/07/95 01. 08:29 0001 8403

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0067507
IDENTIFICATION REFERENCE

95 JUN -7 AM 8:28
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 917690